

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: September 8, 2005

ITEM NO. _____

**CASE NUMBER/
PROJECT NAME**

28-DR-2005
7002 E 1st Ave Building/Parking Expansion/Remodel

LOCATION

7002 E 1st Avenue

REQUEST

Request approval for a site plan and elevations for remodel and expansion of an existing office building, and construction of parking garage/residences over the existing parking lot.

OWNER

Tom Frenkel
480-941-2260

ENGINEER

Hunter Engineering
480-991-3985

**ARCHITECT/
DESIGNER**

Design Coalition
602-395-9580

**APPLICANT/
COORDINATOR**

Russ Rowlands
Design Coalition
602-395-9580

BACKGROUND

Zoning.

The property is zoned Downtown, Office/Commercial, Type 2, Downtown Overlay (D-OC/2; DO). This designation allows for retail, office, and residential uses.

Context.

This property is located at the corner of First Avenue and Goldwater Boulevard, just south of Indian School Road. The surrounding properties are zoned primarily Central Business District, Downtown Overlay (C-2/DO), with a mix of some Downtown District zoned properties. The surrounding land uses include:

- North: City Public Parking Lot and the Coach House Bar (C-2/DO)
- South: Two small office buildings (C-2/DO)
- East: Arcadia Farms Restaurant (C-2/DO)
- West: Commercial Complex with in-line store fronts (C-2/DO)

History.

On July 6, 2005, the City Council approved a rezoning of this site with case 7-ZN-2005. The property was rezoned from Central Business District, Downtown Overlay (C-2/DO) to Downtown, Office/Commercial, Type 2, Downtown Overlay (D-OC/2; DO).

**APPLICANT'S
PROPOSAL**

Applicant's Request.

The applicant seeks approval of a site plan, landscape plan, and elevations for a complete remodel of the existing two-story building and the construction of a new three-story building with parking on the ground level on a 18,895 square foot parcel.

Development Information:

- *Existing Use:* Office and surface parking lot
- *Proposed Use:* Office/Retail/Residential
- *Buildings/Description:* Currently, there is 1 building
- *Parcel Size:* 18,895 square feet
- *Existing Building Height:* 24 Feet
- *Building Height Allowed:* 38 Feet
- *Building Height Proposed:* 38 Feet for the new building only
- *Parking Required:* 21 parking spaces
- *Parking Provided:* 27 parking spaces
- *Residential Units:* 5 residential units (8,871 square feet)
- *Office Gross Floor Area:* 6,768 square feet
- *Total Gross Floor Area:* 15,639 square feet

DISCUSSION

The site has an existing two-story building located along Goldwater Boulevard, parking off the alley to the north, and a surface parking lot to the east of the building. The applicant will remodel the existing building and keep the parking off of the alley. Uses in this building will consist of retail on the first floor and office on the second. A new three-story building is proposed on the existing surface parking lot to the east of the existing building. The first floor will continue to be used as parking and five residential units will be constructed over the parking. Residents and visitors will have access to the parking under the residential units, which has one driveway entrance off of First Avenue. An exterior ground floor pedestrian walkway has been made from the alley parking to the north through the site to First Avenue, between the remodeled and new buildings. Another connection is proposed from the new building through the remodeled building to Goldwater Boulevard. The applicant proposes a courtyard at the corner of Goldwater Boulevard and First Avenue with storefronts composed of sliding glass doors to create an inviting indoor/outdoor space along the street.

The applicant has chosen a contemporary design for the buildings. The majority of the building consists of white split face block broken up horizontally with 4 inch bands of smooth natural gray block. There are also some sand finish stucco portions of the building painted white (Dunn Edwards Droplets Dew 381) matching the white block. Non-reflective dark gray stainless steel panels (Mirror Metals-HI Dark Gray) and trim pieces are used as an accent to the building. The applicant has incorporated some sloped roofs into the buildings, which are composed of clad aluminum kynar-500 colored weathered zinc (gray). Window frames, using clear Low-E glass, are composed of brushed aluminum to be compatible with the steel accents. The building handrails will be clear glass with a stainless steel cap. Wood doors (Red-Oak clear finish) and metal doors (Dunn Edwards Legendary Gray DE6369) have been proposed throughout the buildings.

The applicant has incorporated a variety of low water use plants into the site including the Sisso Tree, White Orchid Tree, Date Palm, and a variety of shrubs. The Date Palms have been placed along Goldwater Boulevard, which matches

the existing streetscape.

PUBLIC OUTREACH

The applicant sent letters to all property owners within 750 feet of the site in March. At the time of drafting this report, Staff did not receive any comments from the public.

STAFF

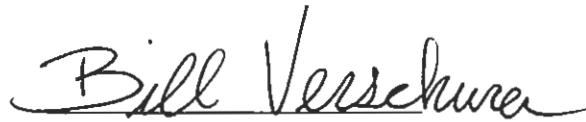
Staff recommends approval, subject to the attached stipulations.

RECOMMENDATION

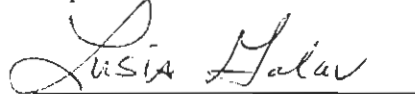
STAFF CONTACT(S)

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Senior Planner
Phone: 480-312-7734
E-mail: bverschuren@ScottsdaleAZ.gov

APPROVED BY



Bill Verschuren
Report Author



Lusia Galav, AICP
Interim Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Color Elevations (south/north/south interior)
7. Color Elevations (west/east/north interior)
8. Color Elevations (west interior/east interior)
9. Color Perspective
10. Black & White Elevations (south/north/south interior)
11. Black & White Elevations (west/east/north interior)
12. Black & White Elevations (west interior/east interior)
13. First Floor Plan
14. Second Floor Plan
15. Third Floor Plan
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

CASE NO. 552-PA-2004

FIRST AVENUE AND GOLDWATER

PROJECT NARRATIVE:

THIS PROJECT IS LOCATED ON THE NORTHEAST CORNER OF FIRST AVENUE AND GOLDWATER BOULEVARD. THERE IS AN EXISTING BUILDING TWO STORY OFFICE BUILDING ON THE WEST SIDE OF THE SITE AND AN EXISTING PARKING LOT ON THE EAST SIDE OF THE PROPERTY. TOM FRENKEL, THE OWNER, PLANS TO REMODEL THE EXISTING BUILDING. THE PLANS CALL FOR ADDING MORE OFFICE/RETAIL AND RESIDENTIAL SPACE TO THE EXISTING BUILDING. THE PARKING AREA WILL BECOME A PARKING GARAGE, AND ~~FOUR~~ ^{FIVE} NEW TWO STORY RESIDENTIAL LOFTS WILL BE ADDED ABOVE THE GARAGE.

CURRENTLY THE EXISTING BUILDING IS 7365 SF THE NEW OFFICE AREA WILL BE APPROXIMATELY 7000 S.F. AND AN ADDITIONAL 8871 S.F. WILL BE RESIDENTIAL UNITS. THE PARKING GARAGE WILL BE FOR VISITOR PARKING AND WILL INCLUDE A GATED PARKING AREA FOR THE RESIDENCES. ACCESS TO THE RESIDENCES SHALL BE THROUGH A COURTYARD THAT CONNECTS THE RESIDENCES WITH THE OFFICE/RETAIL SPACES AND THE REAR ON SITE PARKING AREA..

THE BUILDING DESIGN WILL BE CONTEMPORARY. THE BUILDING MATERIALS WILL BE 8X8X16 WHITE SPLIT FACE BLOCK WITH 4" BANDS FOR SMOOTH NATURAL GRAY BLOCK. AREAS OF DARK GRAY STAINLESS STEEL PANEL WILL PROVIDE A CHANGE IN TEXTURE AND WILL NOT BE REFLECTIVE. THE WINDOW FRAMES WILL BE BRUSHED ALUMINUM TO BE COMPATIBLE WITH THE STAINLESS STEEL PANELS. THE EXTERIOR BUILDING RAILINGS WILL BE CLEAR GLASS WITH A STAINLESS STEEL CAP RAIL. THE INTERIOR RAILINGS WILL BE METAL RAILINGS PAINTED TO MATCH THE ROOFING MATERIAL. THE WINDOW GLAZING WILL BE CLEAR INSULATED LOW-E GLASS. THE SLOPED ROOF WILL BE A METAL ROOF OF MEDIUM GRAY TO CO-ORDINATE WITH THE STAINLESS STEEL PANELS ON THE SIDES OF THE BUILDING. METAL SCREEN ON THE ROOF WILL CONCEAL THE MECHANICAL EQUIPMENT AND WILL BE THE SAME AS THE ROOFING MATERIAL, WHICH HAS A WEATHERED ZINC LOOK.

THE AREA CONSIST OF A MIXTURE OF DIFFERENT ARCHITECTURAL SCHEMES. THE PROPOSED BUILDING WILL CREATE A MORE INVITING STREETSCAPE WITH THE LARGE NEW PAVED ENTRANCES AND GLASS

FACADES. IT WILL BE LIGHT IN APPEARANCE AND INVITING TO PASSERS BY, WHILE PROVIDING PRIVACY AND SECURITY FOR THE RESIDENTIAL UNITS. NEW LANDSCAPING WILL BE ADDED THROUGHOUT THE COMPLEX TO MEET THE CITY OF SCOTTSDALE LOW WATER REQUIREMENTS.



1st Avenue & Goldwater

28-DR-2005

ATTACHMENT #2



Q.S.
16-44

G.I.S. ORTHOPHOTO 2003

1st Avenue & Goldwater

28-DR-2005

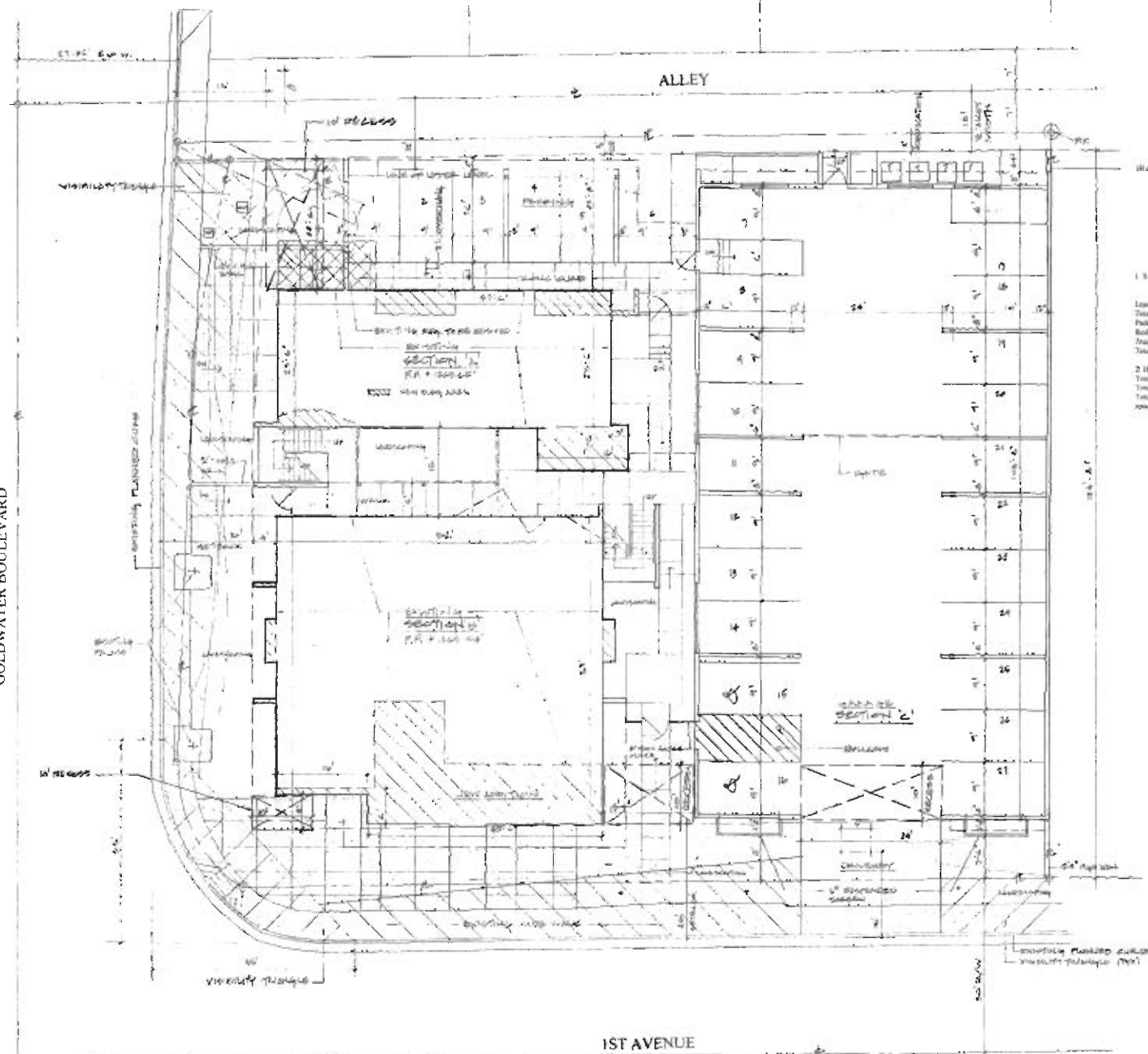
ATTACHMENT #2A



28-DR-2005

ATTACHMENT #3





1. Total parking analysis
 New building office area, NW area (A) - 1996 S.F.
 New building office area, SW area (B) - 2700 S.F.
 Total - 4700 S.F.
 Less credit of 2000 S.F.
 Total new building area - 2700 S.F.
 Parking spaces required: 4700/200 = 13.5 or 14 spaces
 Residential spaces required: 3 residential units/1 space per unit = 3 spaces
 Total spaces required: 17 spaces
 Total spaces provided: 27 spaces
2. Handicap parking analysis
 Total number of spaces required: 21 spaces
 Total number of handicap spaces required: 21 spaces x 5% = 11 spaces or 1 space
 Total number of van spaces required per table 9.4.1 to 11 handicap spaces required = 1 space. Two handicap spaces will be provided to meet the required number of spaces.

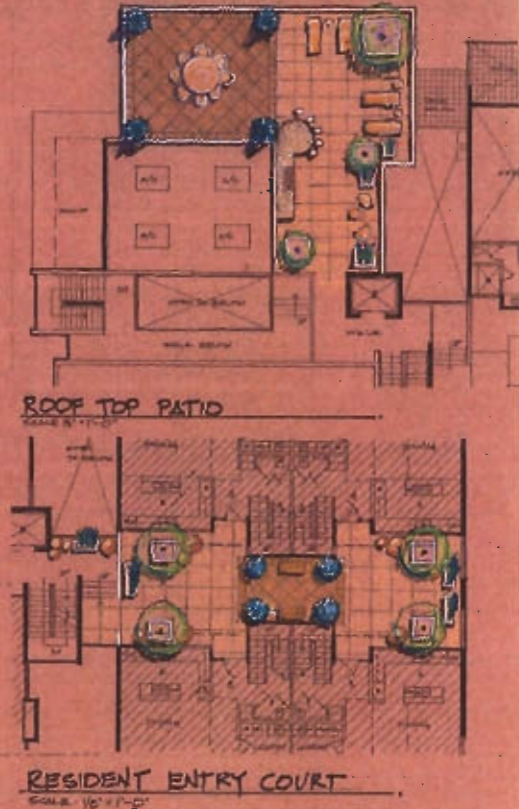
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SITE PLAN
 1/8" = 1'-0"

28-DR-2005
 08/02/05

BUILDING EXPANSION FOR
 THE CLAYTON COMPANIES
 7002 E. 1st AVENUE
 SCOTTSDALE, ARIZONA

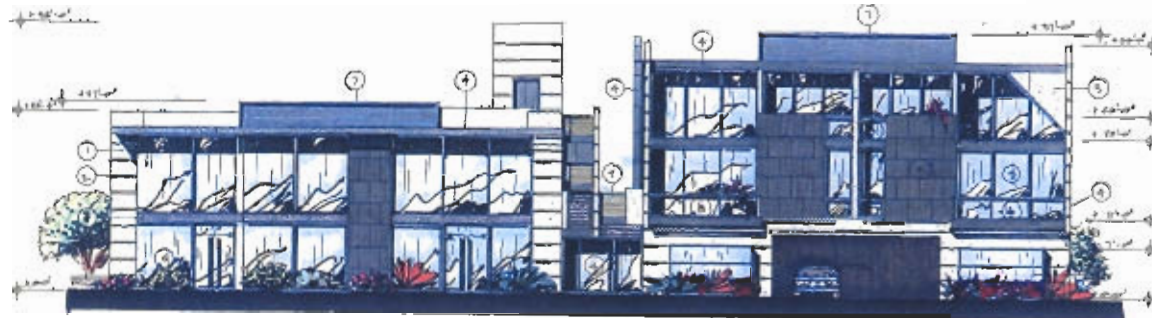
DESIGN COALITION
 737 W. WHY WORRY LANE
 PHOENIX, ARIZONA
 602-395-9580



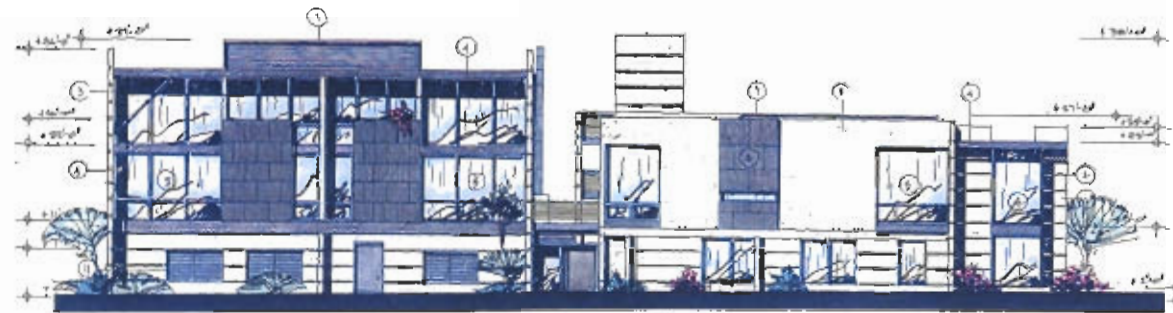
RECEIVED goldwater building
AUG 02 2005
goldwater boulevard and first avenue
scottsdale, arizona

MATERIAL LEGEND:

1. SPALT FACE BLOCK SUPERLITE MEDIUM WHITE
2. SMOOTH FACE BLOCK SUPERLITE NATURAL GRAY
3. STUCCO SAND FINISH
4. PAINTED DUNK-EDWARDS DESIGN GROUP LTD.
5. STAINLESS STEEL PANELS, FASCIA AND GATES
6. MIRROR METAL, THIN, DARK GRAY
7. CLEAR GLASS, INSULATED
8. BECKED ALUMINUM WINDOW ASSEMBLY
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SOUTH ELEVATION - FIRST AVENUE



NORTH ELEVATION - ALLEY



SOUTH ELEVATION

RECEIVED
AUG 02 2005
BY: _____

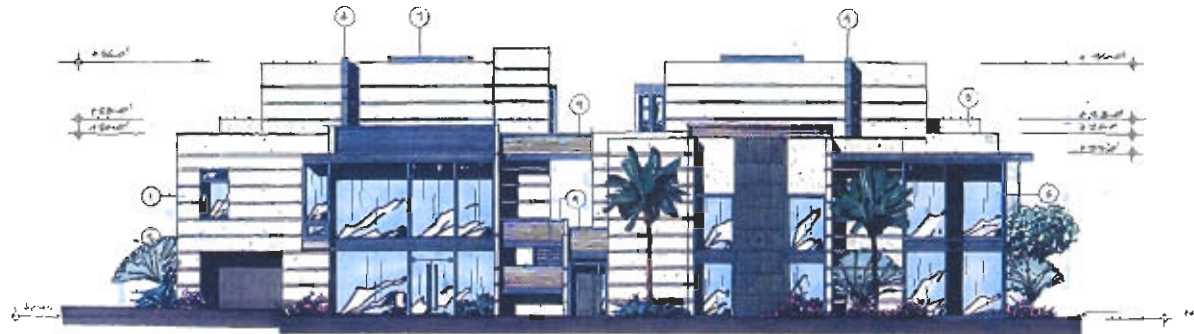
28-DR-2005
08/02/05

BUILDING EXPANSION FOR
THE CLAYTON COMPANIES
7602 E. 1st AVENUE
SCOTTSDALE, ARIZONA

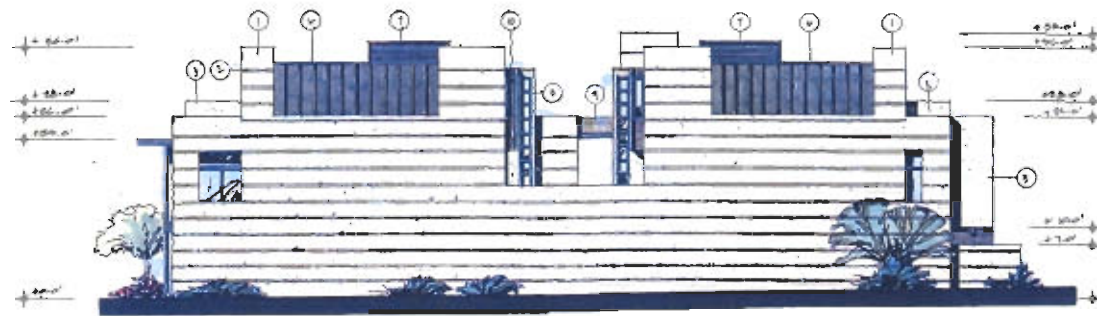
DESIGN COALITION
737 W. WHY WORRY LANE
PHOENIX, ARIZONA
602-395-9580

MATERIAL LEGEND

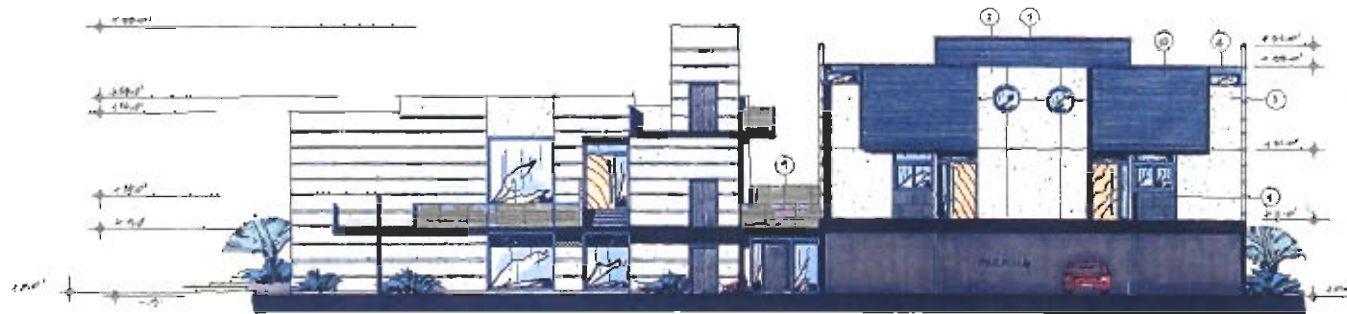
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2. SMOOTH FACE BLOCK, RUMBLE, NATURAL GRAY
3. STUCCO, SAND FINISH
4. PAINTED DUNN-EDWARDS LEGENDARY GRAY
5. STAINLESS STEEL, HANDBLES, FACE AND GUTTER
6. MIRROR METALLIC, TYPING CASE GRAY
7. CLEAR GLASS, PRO-LINE 8 INSULATED
8. WEATHERED ALUMINUM, WINDOW SILLINGS
9. SCOTTISBERT ALUMINUM, EXTERIOR
10. METAL ROOF, PAD-CLAD ALUMINUM
11. KYNAR 500 METALLIC, WEATHERED ZINC
12. METAL SCREEN WALL, PAD-CLAD ALUMINUM
13. KYNAR 500 METALLIC, WEATHERED ZINC
14. HANDRAILS, GLASS W/ STAINLESS STEEL TUB CAP
15. METAL HANDRAILS, PAINTED DUNN-EDWARDS LEGENDARY GRAY
16. METAL SIDING, PAD-CLAD ALUMINUM
17. KYNAR 500 METALLIC, WEATHERED ZINC
18. METAL GRILL, PAINTED DUNN-EDWARDS LEGENDARY GRAY
19. PAINTED GLASS IN METAL FRAME, PAINTED DUNN-EDWARDS LEGENDARY GRAY
20. WOOD DOORS, STAINED, JALUZY ARCHITECTURAL
21. METAL DOOR, PAINTED DUNN-EDWARDS LEGENDARY GRAY



WEST ELEVATION - GOLDWATER BOULEVARD
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

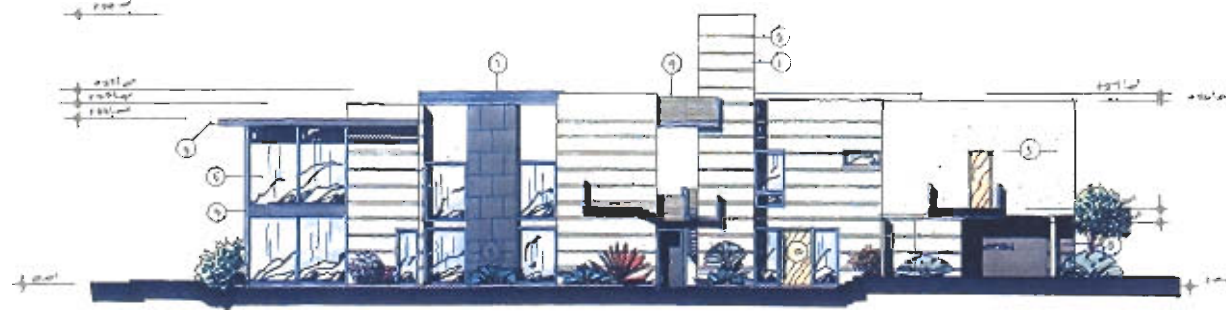
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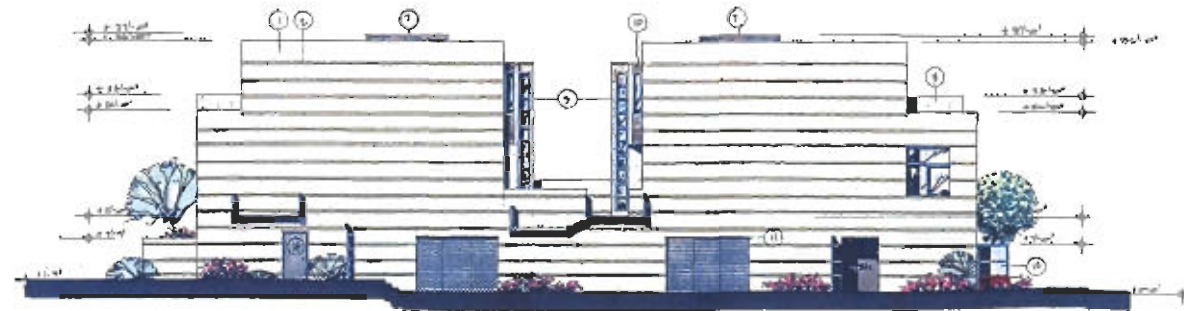
DESIGN COALITION
737 W. WHY WORRY LANE
PHOENIX, ARIZONA
602-395-9530

MATERIAL LEGEND

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2. SMOOTH FACE BLOCK-ROPERLITE-NATURAL GRAY
3. STUCCO-SAND FINISH
4. PAINTED DUNKERWARDS-DEWIDE DEGRAYS
5. STAINLESS STEEL PANELS, FASCIA AND GATES
6. MIRROR METAL BAR-TYPING DARK GRAY
7. CLEAR GLASS-POW-DOW-INSULATED
8. WEATHERED ALUMINUM WINDOW SILL SYSTEM
9. PY SOUTHWEST ALUMINUM SYSTEMS
10. METAL ROOF-PAN-CLAD ALUMINUM
11. KYMAR 300 METALLICS-WEATHERED ZINC
12. METAL SCREEN WALL-PAN-CLAD ALUMINUM
13. KYMAR 300 METALLICS-WEATHERED ZINC
14. HANDRAILS-GLASS W/ STAINLESS STEEL TRIM CAP
15. METAL HANDRAILS-PAINTED DUNKERWARDS
16. DRAINAGE LEGENDARY GRAY
17. METAL ROOF-PAN-CLAD ALUMINUM
18. KYMAR 300 METALLICS-WEATHERED ZINC
19. METAL GRILLE-PAINTED DUNKERWARDS
20. DRAINAGE LEGENDARY GRAY
21. PROTECTED GLASS IN METAL FRAME-PAINTED
22. DUNKERWARDS DEGRAY LEGENDARY GRAY
23. WOOD DOORS STAINED ELEGY ANCHOR SYSTEM
24. DOORS RED OAK W/ CLEAR FINISH
25. METAL DOOR-PAINTED DUNKERWARDS
26. DRAINAGE LEGENDARY GRAY



INTERIOR-WEST ELEVATION
18'-11\"/>



INTERIOR-EAST ELEVATION
18'-11\"/>

28-DR-2005
08/02/05

BUILDING EXPANSION FOR
THE CLAYTON COMPANIES
1002 E. 1st AVENUE
SCOTTSDALE, ARIZONA

DESIGN COALITION
737 W. WHY WORRY LANE
PHOENIX, ARIZONA
602-995-9580

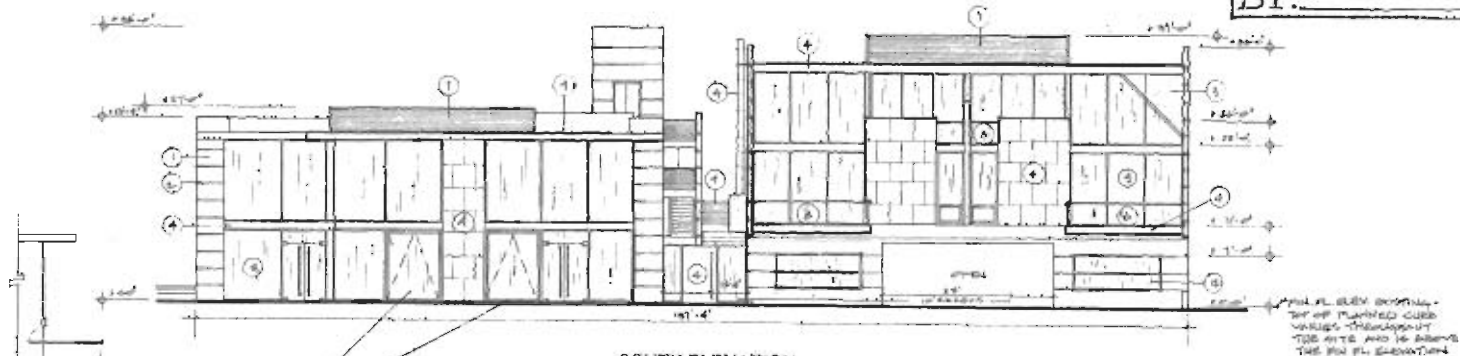


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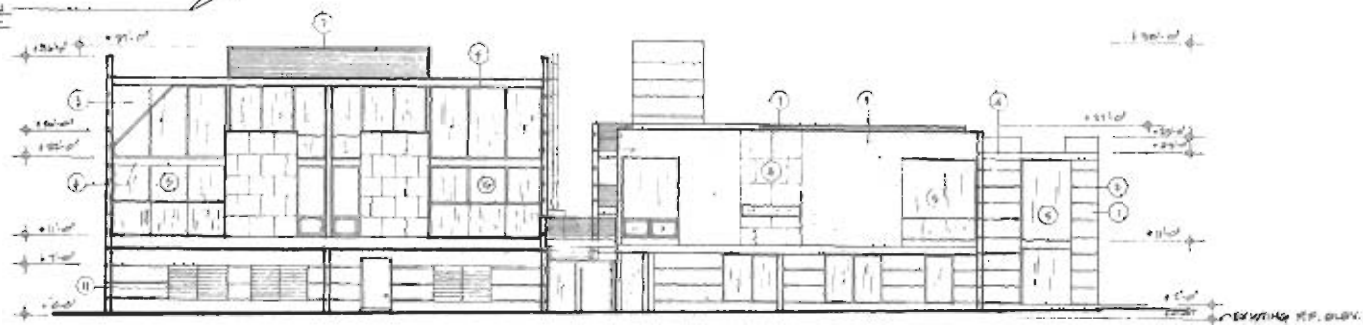
COLOR PERSPECTIVE

MATERIAL LEGEND

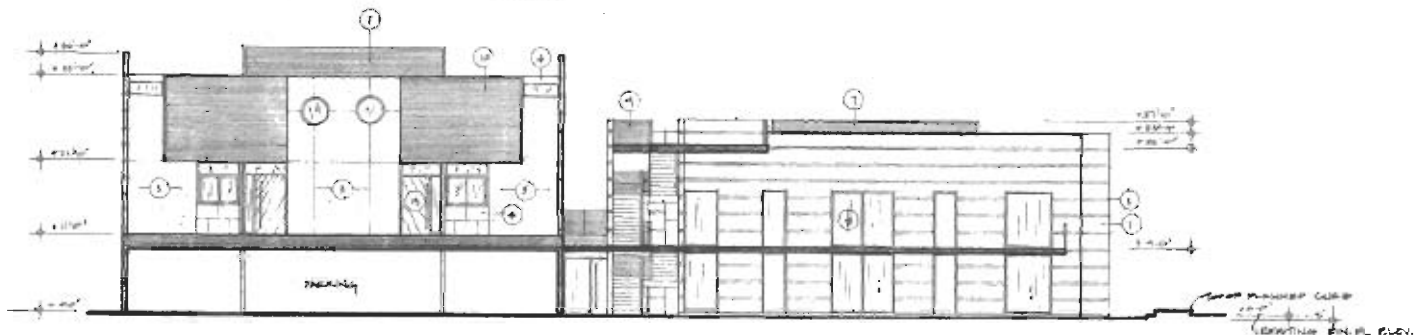
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2. BRICK, FACE BLOCK, SUPERFLO, NATURAL GRAY
3. STUCCO, SAND FINISH
4. PAINTED DUNN-EDWARDS (DUNN) BRICK, GRAY
5. STAINLESS STEEL PANELS, FACIA AND CASTS
6. MIRROR METAL, 1/2" THICK, DARK GRAY
7. CLEAR GLASS, 1/2" LOW E, INSULATED
8. INSULATED ALUMINUM WINDOW MULLIONS BY SOUTHWEST ALUMINUM SYSTEM
9. METAL ROOF, PAINTED ALUMINUM
10. KYNAR 500 METAL, WEATHERED ZINC
11. METAL SCREEN WALL, PAINTED ALUMINUM
12. KYNAR 500 METAL, WEATHERED ZINC
13. HANDRAILS, GLASS W/ STAINLESS STEEL FRAME, CAP
14. METAL HANDRAIL, PAINTED DUNN-EDWARDS
15. BRICK, LEGENDARY GRAY
16. METAL SCREEN, PAINTED ALUMINUM
17. KYNAR 500 METAL, WEATHERED ZINC
18. METAL GRILLE, PAINTED DUNN-EDWARDS
19. BRICK, LEGENDARY GRAY
20. PROTECTED GLASS IN METAL FRAME, PAINTED
21. DUNN-EDWARDS BRICK, LEGENDARY GRAY
22. WOOD GORGE STAINED, PALEY ARCHITECTURAL
23. BRICK, RED OAK, W/ CLEAR FINISH
24. METAL DOOR, PAINTED DUNN-EDWARDS
25. BRICK, LEGENDARY GRAY



SOUTH ELEVATION



NORTH ELEVATION



INTERIOR-SOUTH ELEVATION

RECEIVED
AUG 02 2005
BY: _____

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THE CLAYTON COMPANIES
7002 E. 1st AVENUE
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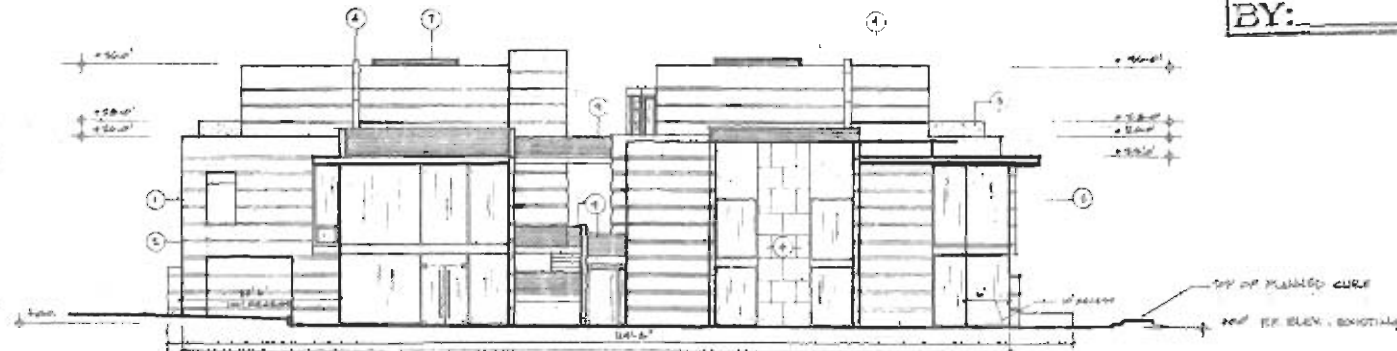
DESIGN COALITION
737 W. WHY WORRY LANE
PHOENIX, ARIZONA
602-395-9580

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08/02/05

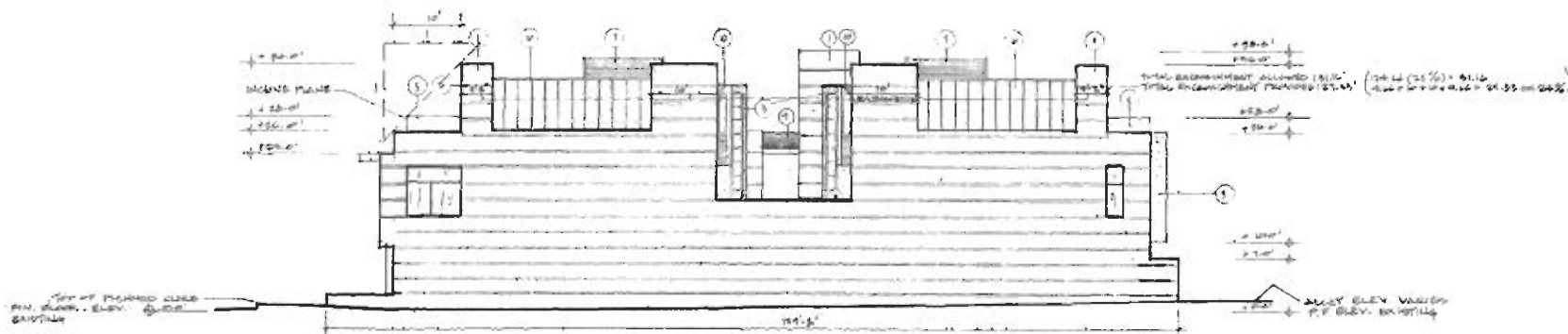
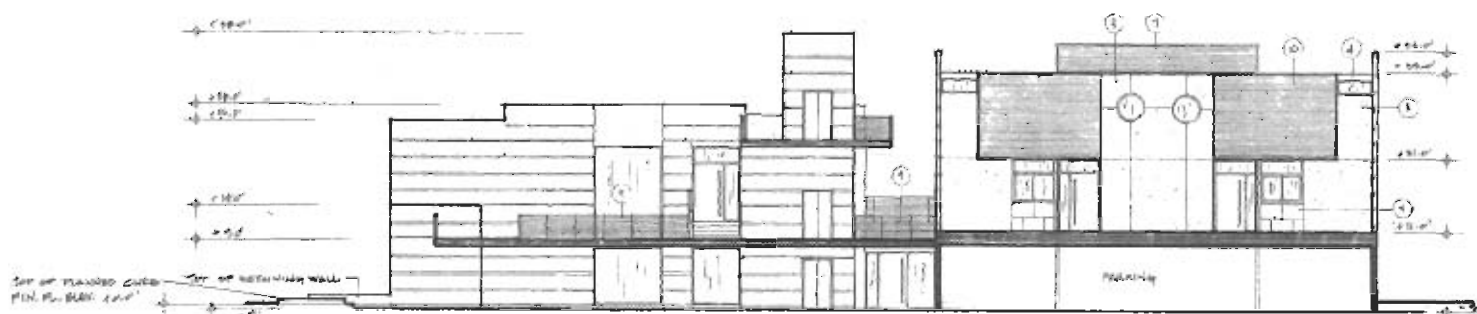
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MATERIAL LEGEND

8. METAL PAINT BLOCK-SPRITING-MISSION WHITE
9. SMOOTH FACE BLOCK-SPRITING-NATURAL GRAY
10. STUCCO-SAND FINISH
11. PAINTED-IN-LEAD-EDWARDS-PAINTED-PROFILES
12. METAL PAINT BLOCK-SPRITING-FACIA AND PROFILES
13. MIRROR METAL-HP-Flatting-DARK GRAY
14. CLEAR GLASS-PAINT-LOW-3-DIMENSIONAL
15. BRUSHED ALUMINUM WINDOW MILLING
16. POLISHED ALUMINUM WINDOW MILLING
17. METAL ROOF-PAINT-ALUMINUM
18. METAL ROOF-PAINT-ALUMINUM
19. KYNAR METAL GLASS-WEATHERED ZINC
20. METAL SCREEN-ROOF-PAINT-LOW-3-DIMENSIONAL
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WEST ELEVATION
13°-14°

EAST ELEVATION
1:8" = 1'-0"

INTERIOR-NORTH ELEVATION

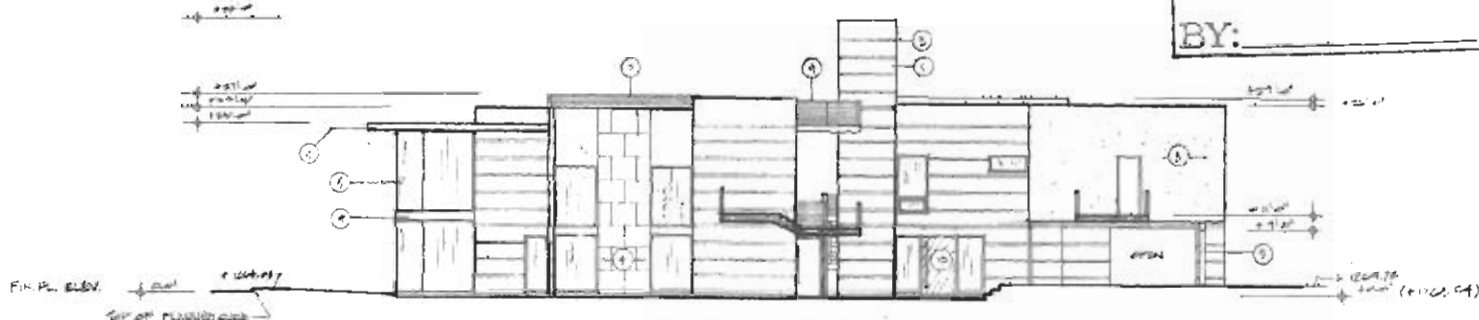
BUILDING EXPANSION FOR
THE CLAYTON COMPANIES
7002 E. 1st AVENUE
SCOTTSDALE, ARIZONA

DESIGN COALITION
737 W. WHY WORRY LANE
PHOENIX, ARIZONA
602-395-9580

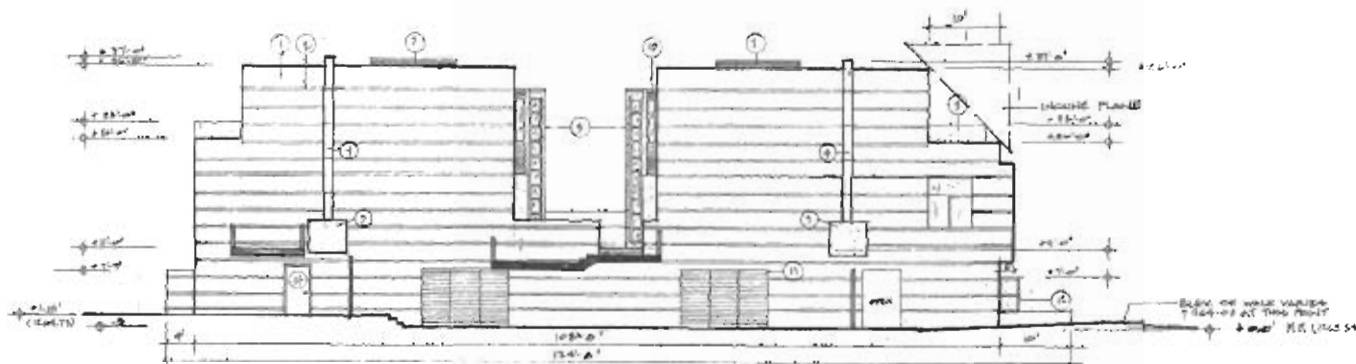
28-DR-2005
08/02/05

MATERIAL LEGEND

1. WHITE FACE BLANK SUPERLITE-MISSION WHITE
2. SMOOTH FACE BLACK SUPERLITE-NATURAL GRAY
3. STUCCO SAND FINISH
4. PAINTED IRON-REINFORCED CONCRETE
5. STAINLESS STEEL PANELS, FASCIA AND GUTTER
6. MIRROR METAL-TE, TYPING-DAKE GRAY
7. CLEAR GLASS-PRO-LOW E INSULATED
8. BRUSHED ALUMINUM WINDOW MILLING
9. SOUTHWEST ALUMINUM SYSTEM
10. METAL ROOF: PAD-CLAD ALUMINUM
11. KYNAR 500 METAL-TE WEATHERED ZINC
12. METAL SCREEN WALL: PAD-CLAD ALUMINUM
13. KYNAR 500 METAL-TE WEATHERED ZINC
14. HANDRAILS GLASS W/ STAINLESS STEEL TRIM CAP
15. METAL HANDRAIL: PAINTED DOWN-EDWARDS
16. DEAN'S LEGENDARY GRAY
17. METAL SIDING: PAD-CLAD ALUMINUM
18. KYNAR 500 METAL-TE WEATHERED ZINC
19. METAL GRILLE: PAINTED DOWN-EDWARDS
20. DEAN'S LEGENDARY GRAY
21. TREATED GLASS IN METAL FRAME: PAINTED
22. DOWN-EDWARDS DEAN'S LEGENDARY GRAY
23. WOOD DOORS STAINED HALEY ARCHITECTURAL
24. DOORS RED OAK W/ CLEAR FINISH
25. METAL DOOR: PAINTED DOWN-EDWARDS
26. DEAN'S LEGENDARY GRAY



INTERIOR-WEST ELEVATION



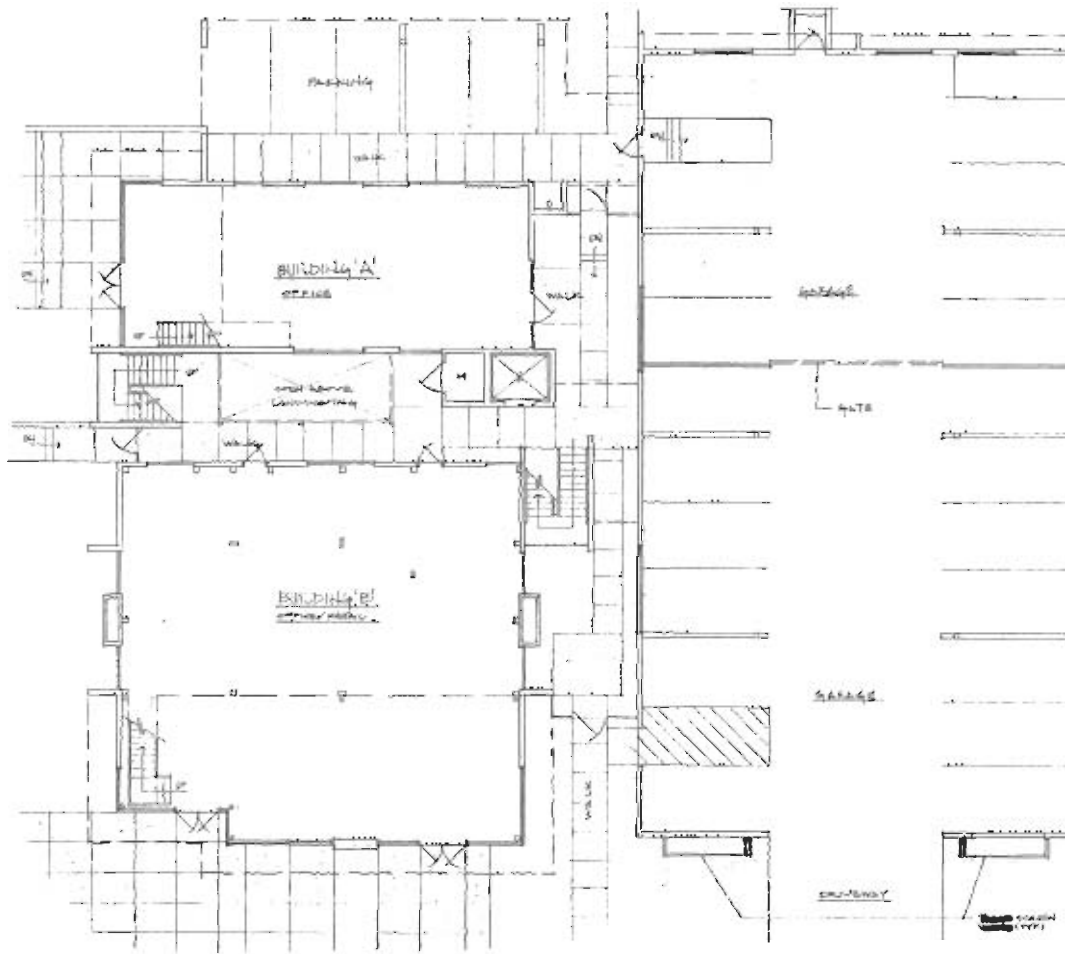
INTERIOR-EAST ELEVATION

RECEIVED
AUG 02 2005
BY:

BUILDING EXPANSION FOR
THE CLAYTON COMPANIES
7002 E. 1st AVENUE
SCOTTSDALE, ARIZONA

DESIGN COALITION
737 W. WHY WORRY LANE
PHOENIX, ARIZONA
602-395-9580

28-DR-2005
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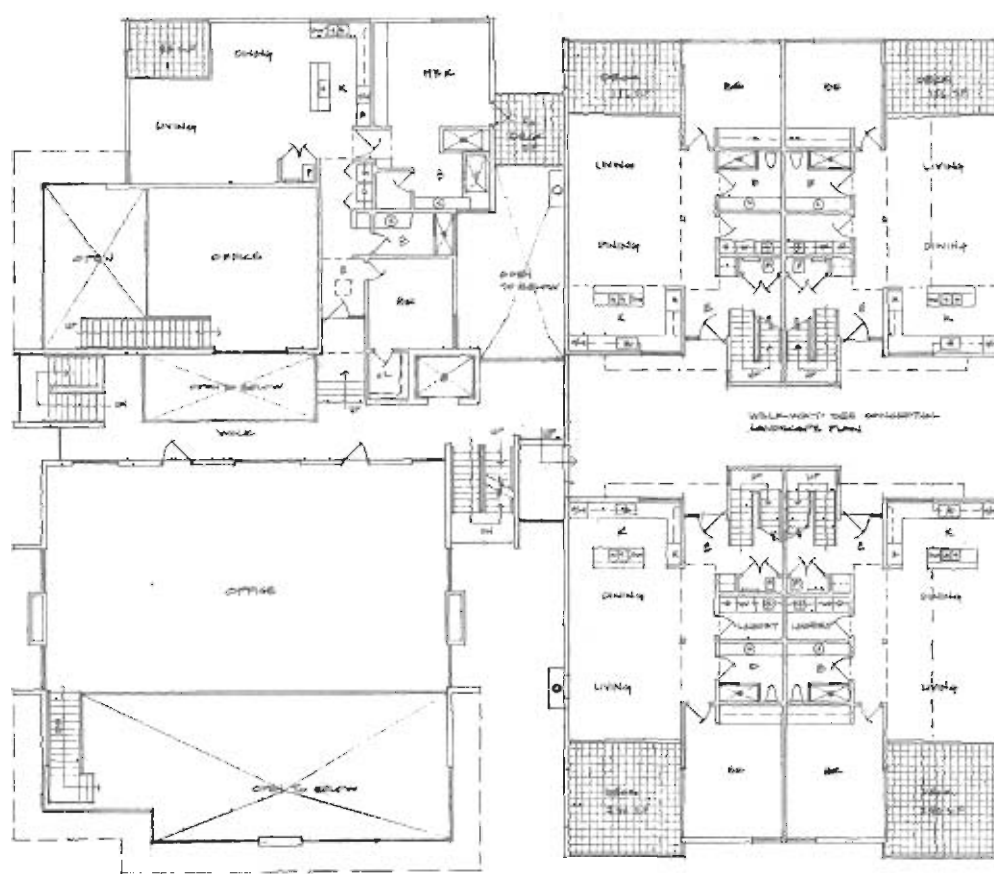
FIRST FLOOR PLAN
1/8" = 1'-0"

RECEIVED
AUG 02 2005
BY: _____

28-DR-2005
08/02/05

BUILDING EXPANSION FOR
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7002 E. 1st AVENUE
SCOTTSDALE, ARIZONA

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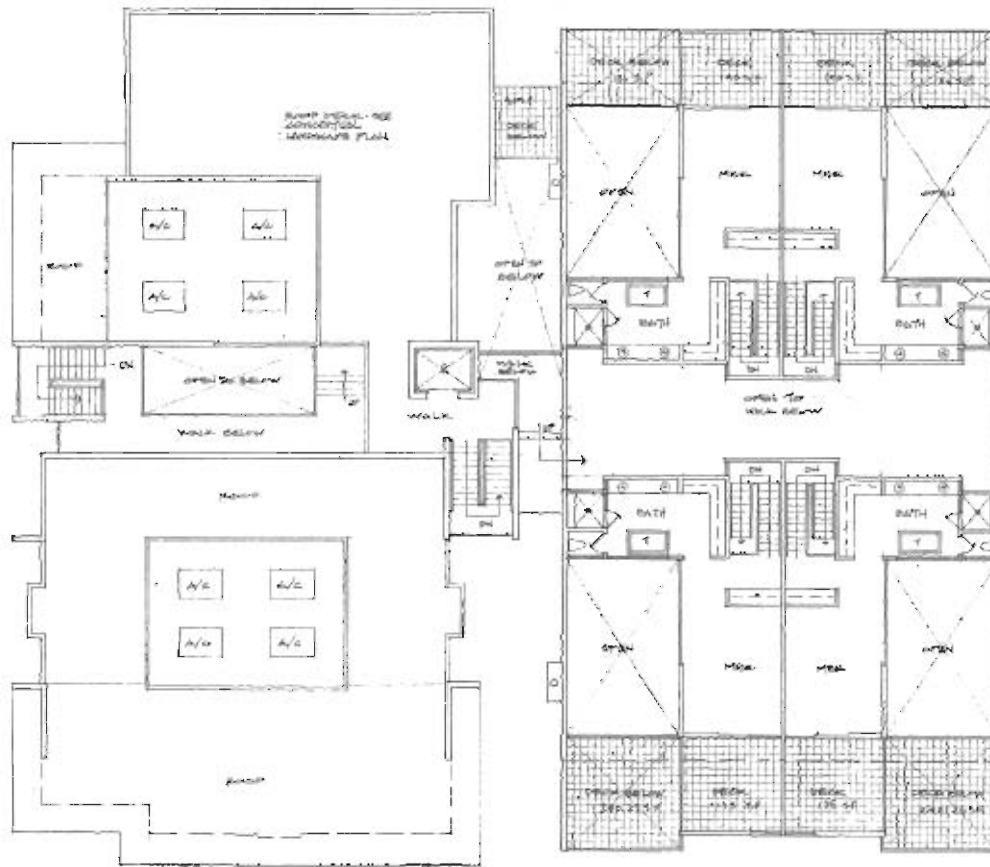
SECOND FLOOR PLAN
1/8" = 1'-0"

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08/02/05

BUILDING EXPANSION FOR
THE CLAYTON COMPANIES
7002 E. 1st AVENUE
SCOTTSDALE, ARIZONA

DESIGN COALITION
737 W. WHY WORRY LANE
PHOENIX, ARIZONA
602-395-9580



THIRD FLOOR PLAN
1/8" = 1'-0"

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BUILDING EXPANSION FOR
THE CLAYTON COMPANIES
7002 E. 1st AVENUE
SCOTTSDALE, ARIZONA

DESIGN COALITION
737 W. WHY WORRY LANE
PHOENIX, ARIZONA
602-395-9580

28-DR-2005
08/02/05

The Clayton Companies
 7002 E 1st Ave
 Scottsdale AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|---|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: LT.Haz SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

**Stipulations for Case:
7002 E 1st Avenue Building/ Parking Expansion/Remodel
Case 28-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Design Coalition with a date provided on the by city staff of 8/2/2005
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Design Coalition with a date provided on the by city staff of 8/2/2005
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Berghoff Design Group with a date provided on the by city staff of 8/2/2005

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).

PRIVATE OPEN SPACE:

Ordinance

- A. *The applicant shall provide a private open space plan for the residential units demonstrating compliance with the private open space requirements of the Zoning Ordinance.*

ATTACHMENT B

LANDSCAPE DESIGN:**DRB Stipulations**

10. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

Ordinance

- B. *The applicant shall provide mature trees at the rate determined by the Zoning Ordinance. Mature trees shall have a single trunk size of at least 3 inches, and/or a multi-trunk average size of least 1-½ inches.*
- C. *The landscape palette shall comply with the Downtown Plan Urban Design and Architectural Guidelines.*

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

11. All luminaires with the parking garage and carport shall meet all IESNA requirements for cutoff requirements.
12. All exterior HID luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.
13. The individual luminaire lamp shall not exceed 250 watts.
14. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
15. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
16. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

Landscape Lighting

- e. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- f. Landscaping lighting shall only be utilized to accent plant material.
- g. All landscape lighting directed upward, shall be aimed away from property line.
- h. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- i. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

17. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- D. Bike parking shall be provide in accordance with the zoning ordinance
- E. The accessible van parking stall shall be provided in accordance with the Zoning Ordinance interpretation addressing stall and access aisle widths.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

18. No exterior vending or display shall be allowed.
19. Flagpoles, if provided, shall be one piece, conical, and tapered.
20. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

21. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
22. Basin Configuration:
- a. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
 - b. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - c. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - d. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- (1) Off-site runoff must enter and exit the site as it did historically.
- (2) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- (3) At the time of final plans submittal to the City of Scottsdale, the developer shall include an approved stormwater storage waiver.

- F. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- G. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

DRB Stipulations

23. The final improvement plans shall show and call out 10 feet of right-of-way for the alleyway along the north property line and alley.
24. Parking along alley needs to be set back 12 feet from centerline.

Ordinance

- H. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:

DRB Stipulations

25. The developer shall provide a minimum parking-aisle width of 24 feet.
26. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
27. Perpendicular parking on two-way traffic requires a 24-foot driving aisle or angle parking that allows a 17-foot to 20-foot access aisle.

Ordinance

- I. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
10 feet half alley R.O.W.	Half alley dedication for R.O.W.

DRB Stipulations

28. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
29. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to

access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

J. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of ____ cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

K. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

L. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

REFUSE:

DRB Stipulations

30. The refuse enclosure location on the north side of the building along the alley has been approved by the Sanitation Department. The applicant shall pour a concrete pad (10 ft. N/S x 8 ft. E/W) at the same grade of the alley that shall be connected to the proposed pad on site to allow the dumpster to be rolled out.

Ordinance

M. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

N. Underground vault-type containers are not allowed.

O. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

P. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

31. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.

- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**Ordinance**

- Q. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
- R. Provide Fire flow Test to confirm min. of 1500 gpm the required flow for fire protection.

WASTEWATER:**DRB Stipulations**

- 32. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
- 33. On-site sanitary sewer shall be privately owned and maintained.
- 34. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- S. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

- 35. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- T. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]